

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

March 28, 2006

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, March 1, 2006, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, **March 28, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Ms. Terrie Diesbourg, Interim Administrative Manager, Planning & Development Services
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
March 1, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
March 28, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member of public.

PH#37-06-5	Greg Miller and James Gant	3	#39-06-RP
PH#36-05-5	James A. Scobie	8	#38-06-Z

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#93-05-2	Nola Land Company	1	#110-05-PUD
CUP#06/3/1-2	Susan Engel and Patricia Fulton	2	#40-06-CUP
PH#17-06-1	Robert LeFrancois	4	#19-05-Z
PH#27-06-3	Ron & Debra Chapman, Trust Bruce Duncan, Lowry Potter & Clement	5	#20-0-6Z
PH#33-06-2	South English Congregation of Jehovah Dick Sanders	6	#35-06-CFD
PH#35-06-2	South Lake Lutheran Church Pastor Greg Sahlstrom	7	#37-06-CFD
PH#34-06-3	Lake Co. Dept of Public Safety Gary Kaiser	9	#36-06-CFD
PH#21-06-1	Dr. Donald J. Fornance Manhar K. Jadav, P.E.	10	#31-06-PUD
PH#24-06-3	Jim Lyden & Don Nicholson Craig Kosuta & Associates	11	#26-06-Z
PH#25-06-3	Jim Lyden & Don Nicholson Craig Kosuta & Associates	12	#27-06-Z

TRACKING NO.: #110-05-PUD

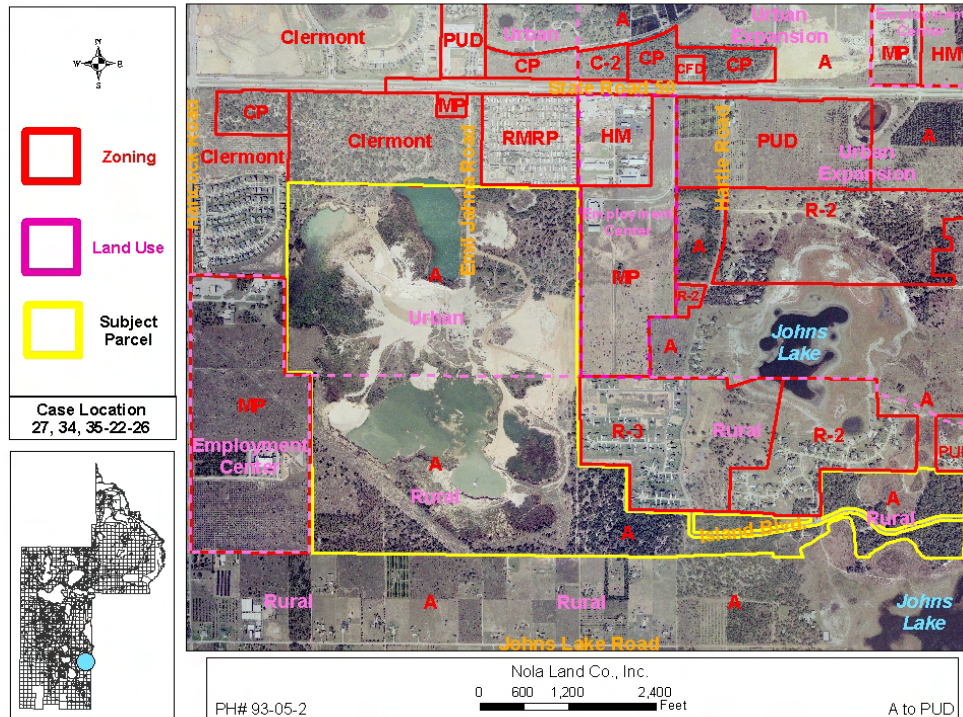
CASE NO: PH#93-05-2

AGENDA NO: #1

OWNER: Nola Land Co / Jahna Mine PUD

APPLICANT: Sean Forelich, Park Square Enterprises

GENERAL LOCATION: Clermont area – Property lying N of Johns Lake Road, E of Hancock Rd, S and W of Hartle Road, S of SR 50 and Emil Jahna Rd and Magnolia Bay and John's Lake Estates subdivisions. (27/34/35-22-26)



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for the construction of an age-restricted residential community.

SIZE OF PARCEL: 554.88 +/- acres

FUTURE LAND USE: Suburban

ZONING BOARD RECOMMENDATION: (1/4/06) Approval (7-0) for 894 single-family units & townhome units with conditions

TRACKING NO.: #40-06-CUP

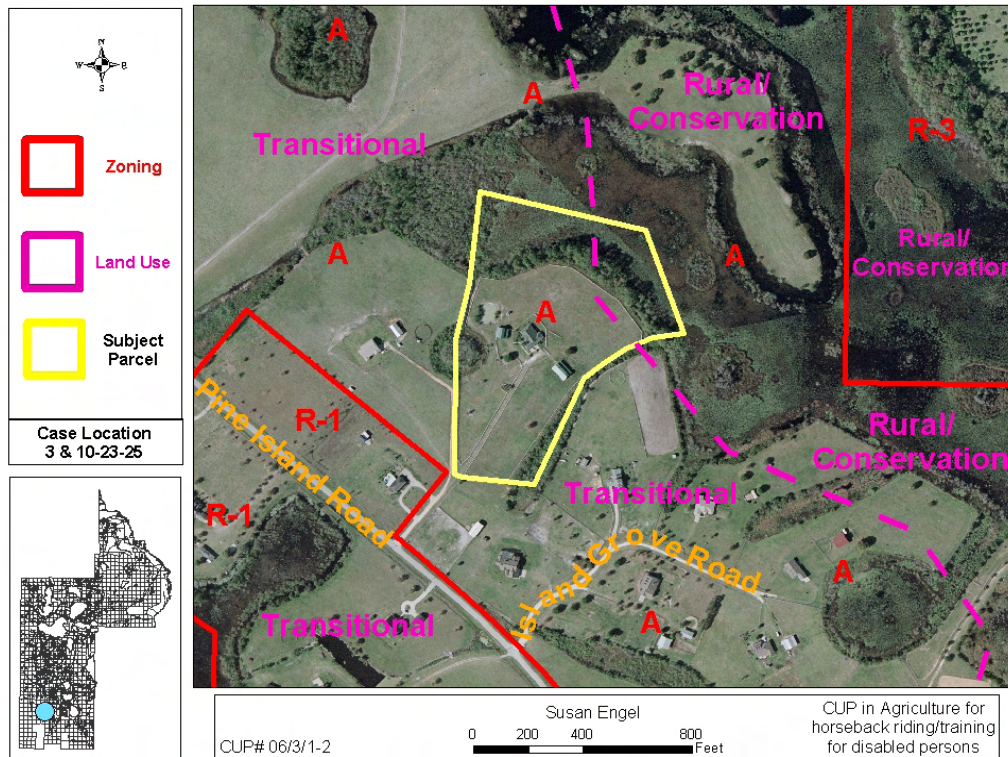
CASE NO: CUP#06/3/1-2

AGENDA NO: #2

OWNER: Susan Engel

APPLICANT: Patricia Fulton

GENERAL LOCATION: South Lake County area – From the intersections of CR 561 and CR 565B (Pine Island Road), proceed W and N'ly along Pine Island Road approximately 1 mile to property lying N of CR 565B and Key Lime Drive and approximately 3/4 mile E of CR 565A.



APPLICANT'S REQUEST: A request for a Conditional Use Permit (CUP) in A (Agriculture) to allow for a horse riding and training program for people with disabilities.

SIZE OF PARCEL: 13.9 +/- acres

FUTURE LAND USE: GSACSC – Transitional and Rural/Conservation

ZONING BOARD RECOMMENDATION: Approval (5-0) to add land with no more than 1 special events on site per year and must be related to the uses of the Conditional Use Permit

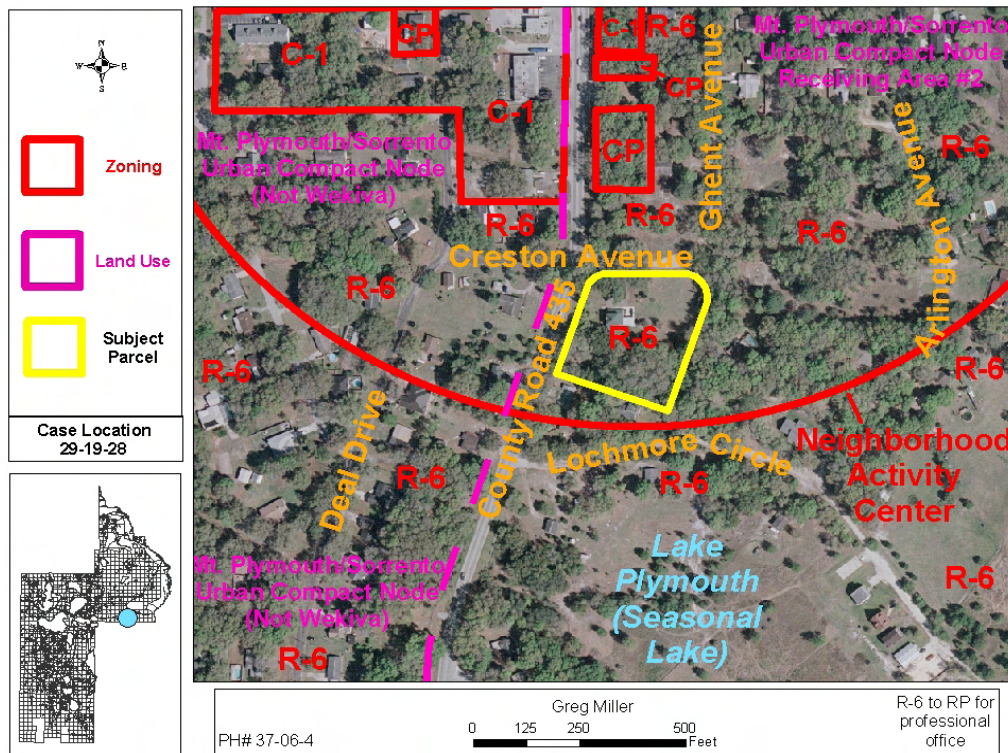
CASE NO: PH#37-06-4

AGENDA NO: #3

OWNER: Greg Miller

APPLICANT: James Gant

GENERAL LOCATION: Mt Plymouth area – Property lying S of the intersection of SR 46 and CR 435, E of CR 435 and W of Ghent Avenue, in Mt Plymouth Subdivision – Blk 23.



APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to RP (Residential Professional) for professional office use.

SIZE OF PARCEL: 1.82 +/- acres

FUTURE LAND USE: Mt Plymouth-Sorrento Urban Compact Node (Receiving Area Number Two) w/ Neighborhood Activity Center overlay

ZONING BOARD RECOMMENDATION: Approval (6-0)

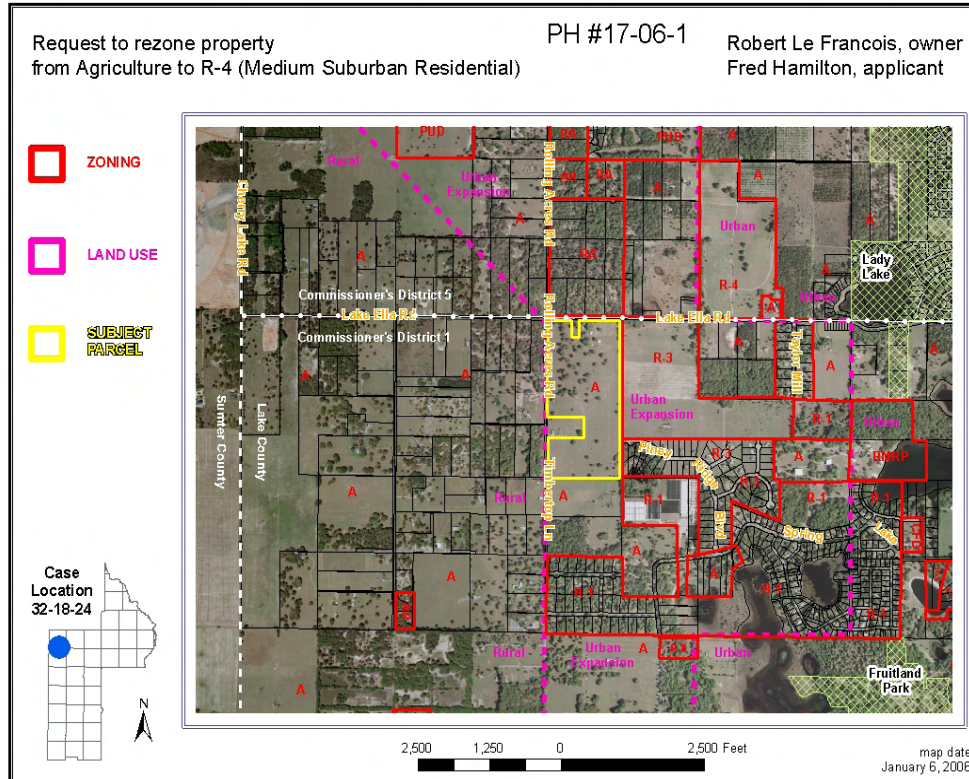
TRACKING NO.: #19-06-Z

CASE NO: PH#17-06-1

AGENDA NO: #4

OWNER: Robert LeFrancois
APPLICANT: Fred Hamilton

GENERAL LOCATION: Fruitland Park area – Property lying at the SE cor of the intersections of Lake Ella Rd and Rolling Acres Rd. (32-18-24)



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-4 (Medium Suburban Residential) for construction of a single-family residential development.

SIZE OF PARCEL: 73.05 +/-acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENATION: Denial to R-3 (4-3)

TRACKING NO.: #20-06-Z

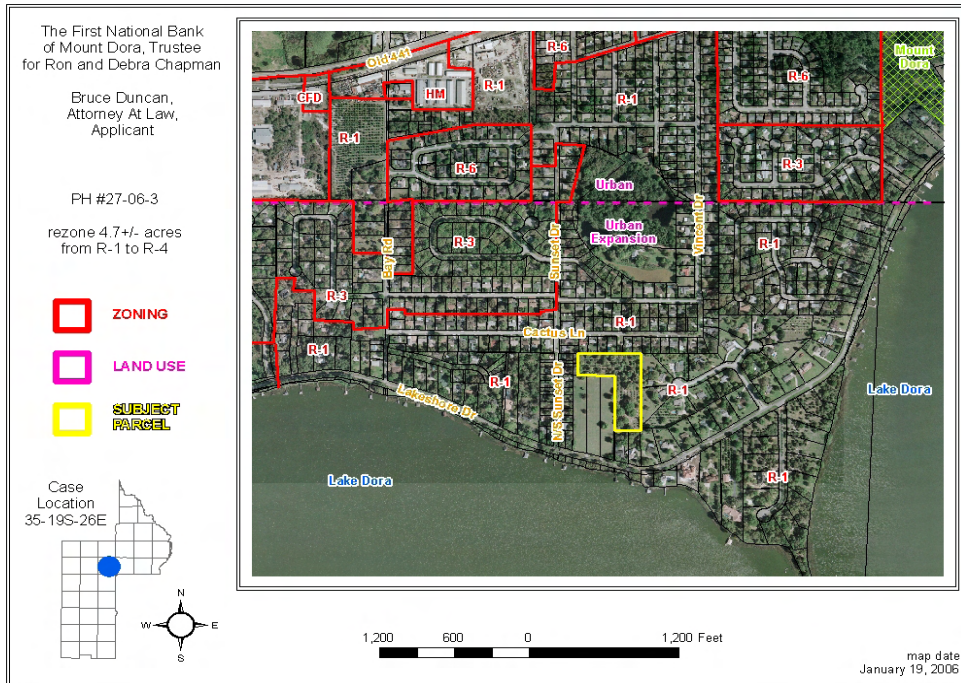
CASE NO: PH#27-06-3

AGENDA NO: #5

OWNERS: Ron & Debra Chapman, Trust

APPLICANT: Bruce Duncan, PA

GENERAL LOCATION: Tavares / Mt Dora area – Property lying N of CR 452 and to the E of Sunset Drive.
(35-19-26)



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for construction of townhouse/residential units.

SIZE OF PARCEL: 4.6 +/-acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Denial (6-0) to R-3

TRACKING NO.: #35-06-CFD

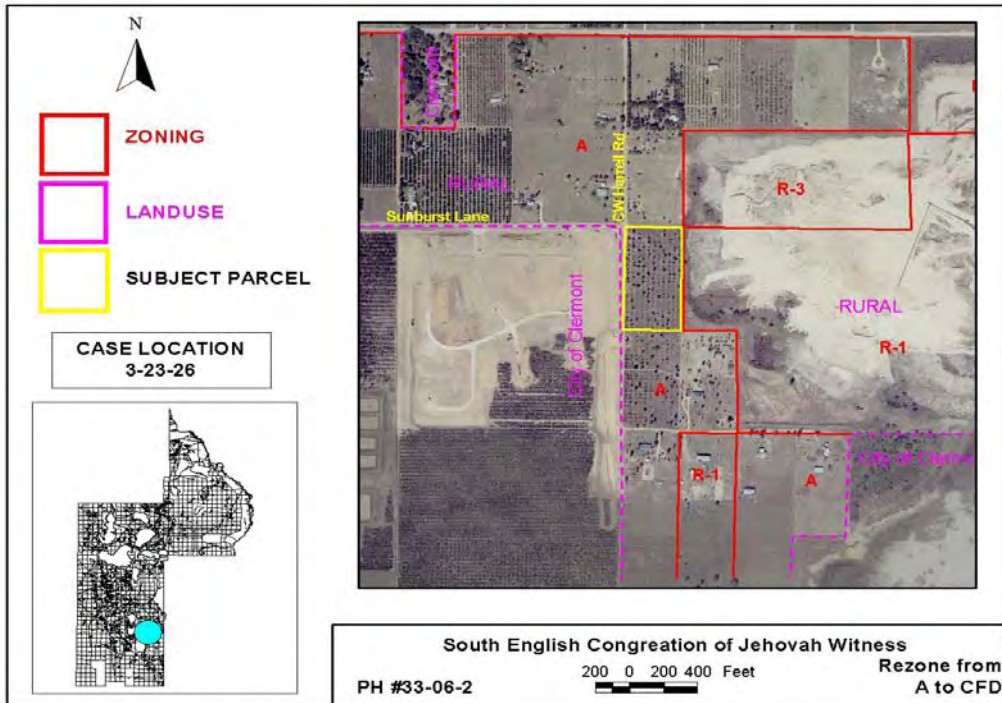
CASE NO: PH#33-06-2

AGENDA NO: 6

OWNERS: South English Congregation of Jehovah's Witnesses

APPLICANT: Dick Sanders

GENERAL LOCATION: South Lake County area – Property lying SE'ly of the intersection of John's Lake Road and CW Harrell Road (a non-county maintained road), adjacent to Magnolia Park subdivision to the west.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to CFD (Community Facility District) for a church and associated uses.

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Rural

ZONING BOARD RECOMMENDATION: Approval (5-1) to CFD

TRACKING NO.: #37-06-CFD

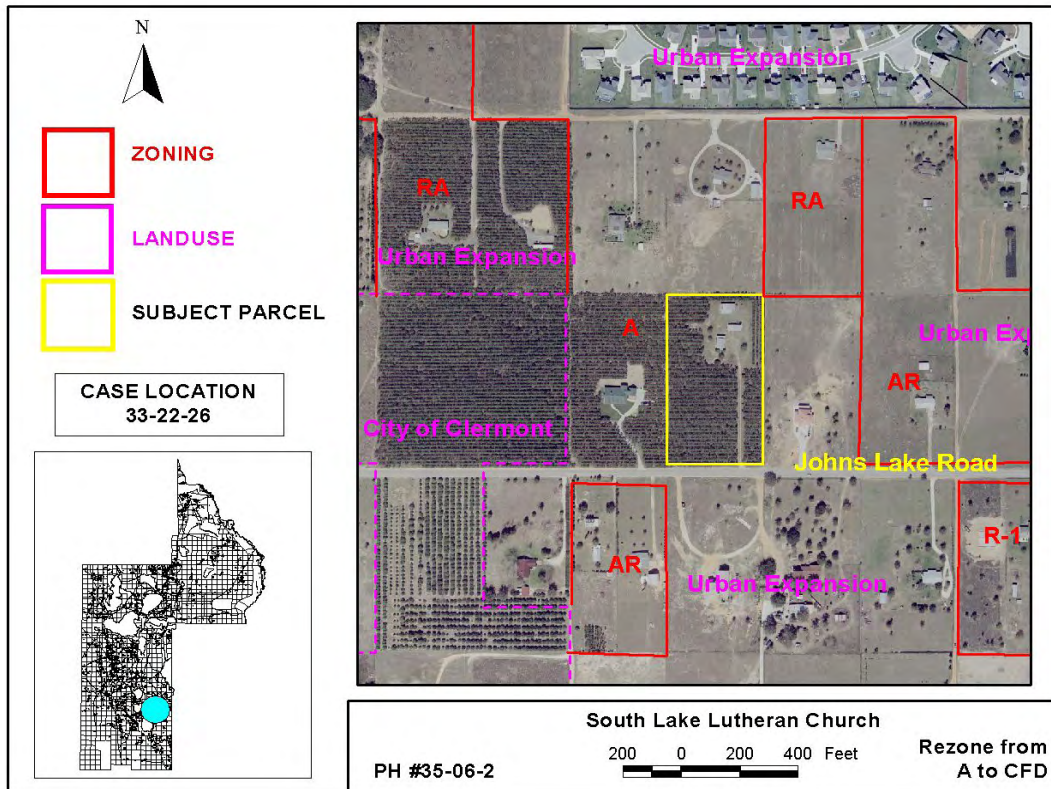
CASE NO: PH#35-06-2

AGENDA NO: #7

OWNERS: Ronnie Riggs, Robert Allan Foster III and Deborah Lewis

APPLICANT: South Lake Lutheran Church

GENERAL LOCATION: Clermont area – Property lying N of John's Lake Road and W of Hancock Road.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a church and associated uses such as a one-story chapel; multipurpose building to include fellowship & offices; Sunday School classrooms; future preschool, kindergarten; day school and/or daycare; sanctuary and ancillary uses; and the future placement of a 50' camouflaged cell tower.

SIZE OF PARCEL: 4.75 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0) to CFD

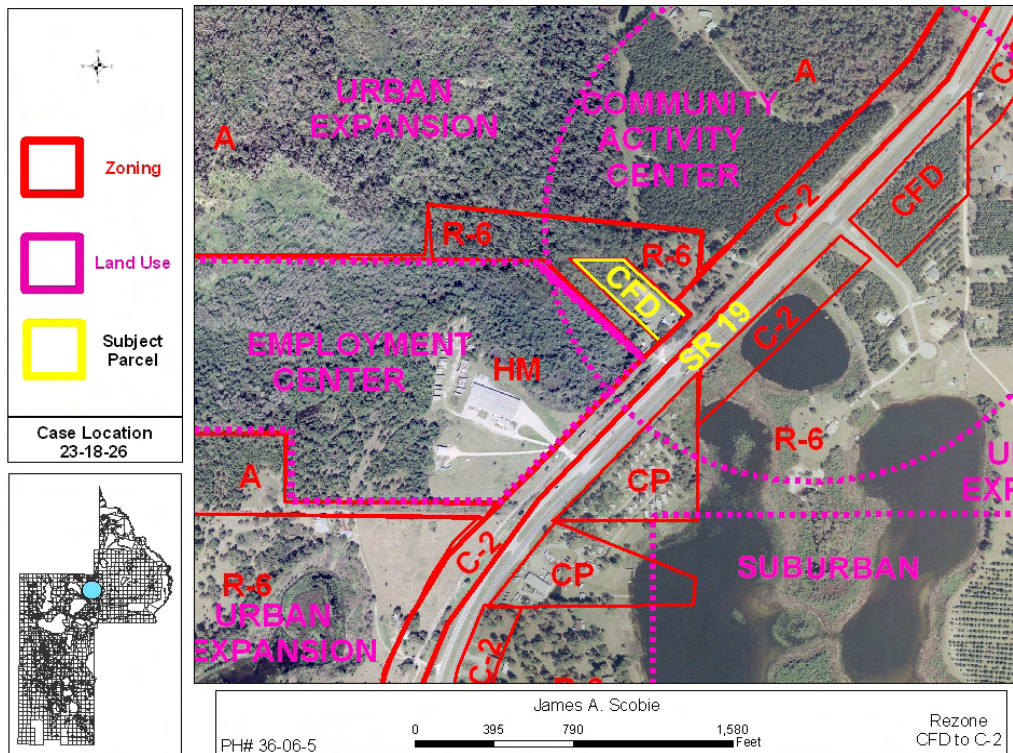
TRACKING NO.: #38-06-Z

CASE NO: PH#36-06-5

AGENDA NO: #8

OWNER: James A. Scobie

GENERAL LOCATION: Umatilla / Dona Vista area – Property lying W'ly of SR 19 and the SCL Railroad approximately 1/2 mile SW'ly of Mills Street.



APPLICANT'S REQUEST: A request to rezone from CFD (Community Facility District) to C-2 (Community Commercial) to allow for commercial uses such as plumbing, warehouse and office.

SIZE OF PARCEL: 2.54 +/- acres

FUTURE LAND USE: Urban Expansion w/Community Activity Center Overlay

ZONING BOARD RECOMMENDATION: Approval (6-0) to C-2

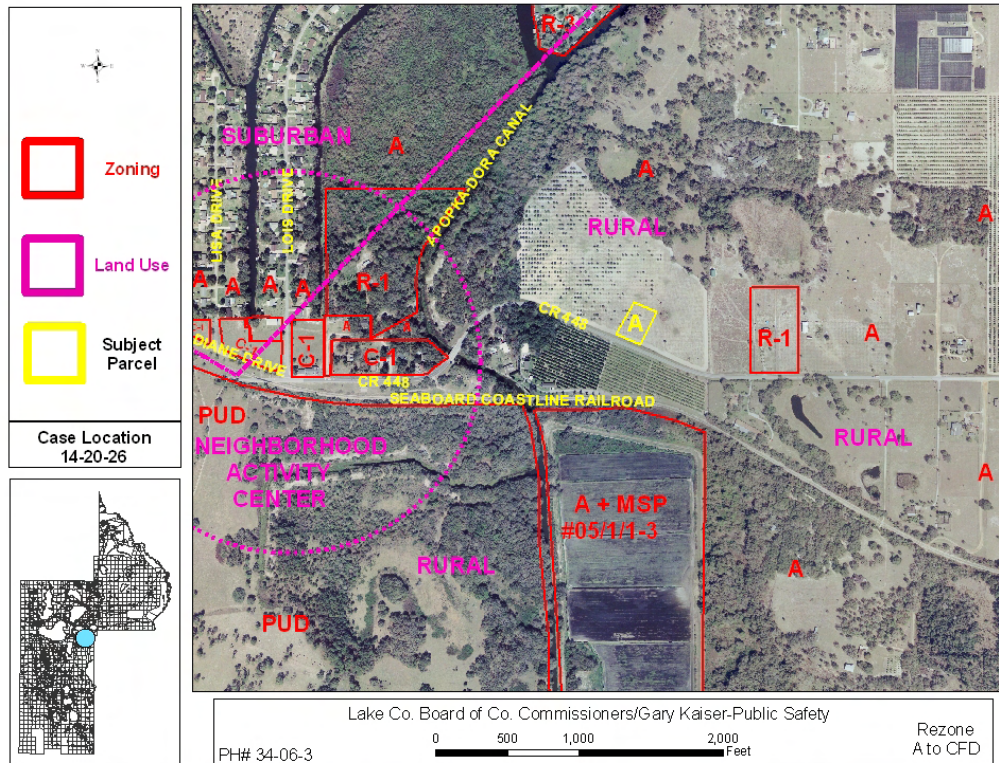
TRACKING NO.: #36-06-CFD

CASE NO: PH#34-06-3

AGENDA NO: #9

OWNER: Lake County Board of County Commissioners
APPLICANT: Department of Public Safety, Gary Kaiser

GENERAL LOCATION: Lake Jem – Property lying N'ly of CR 448 and approximately 1/2 mile E of Lois Drive.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CFD (Community Facility District) for the construction of a fire station, police substation and other county government uses.

SIZE OF PARCEL: 1.75 +/-acres

FUTURE LAND USE: Rural

ZONING BOARD RECOMMENDATION: Approval (6-0) to CFD

TRACKING NO.: #31-06-PUD

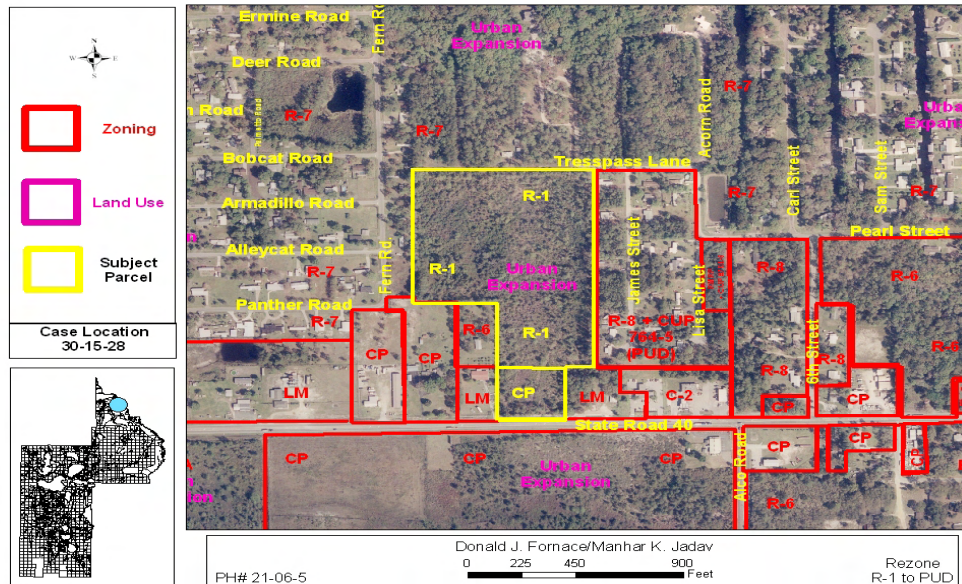
CASE NO: PH#21-06-5

AGENDA NO: #10

OWNER: Donald J. Fornace

REPRESENTATIVE: Manhar K. Jadav, P.E.

GENERAL LOCATION: Astor area – Property lying N of SR 40/Butler Street and W of James Street.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to PUD (Planned Unit Development) for a residential development.

SIZE OF PARCEL: 17 +/-acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0) to PUD

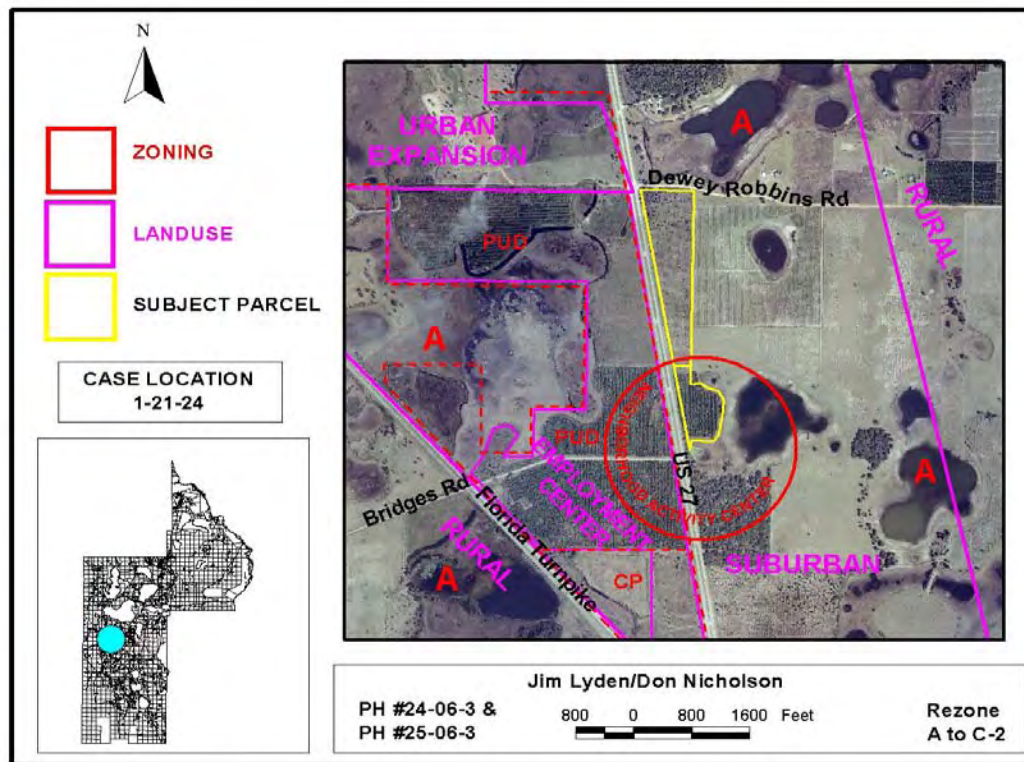
TRACKING NO.: #26-06-Z

CASE NO: PH#24-06-3

AGENDA NO: #11

OWNER(S): Jim Lyden & Don Nicholson
REPRESENTATIVE: Craig Kosuta & Associates

GENERAL LOCATION: Howey-in-the-Hills area – Property lying E'ly of US 27/SR 25, just N of Bridges Road and approximately 3/4 miles E of the Turnpike. (1-21-24 / 6-21-25)



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those uses within the C-2 zoning district.

SIZE OF PARCEL: 10.5 +/- acres

FUTURE LAND USE: Suburban

ZONING BOARD RECOMMENDATION: Approval (6-0) to C-2

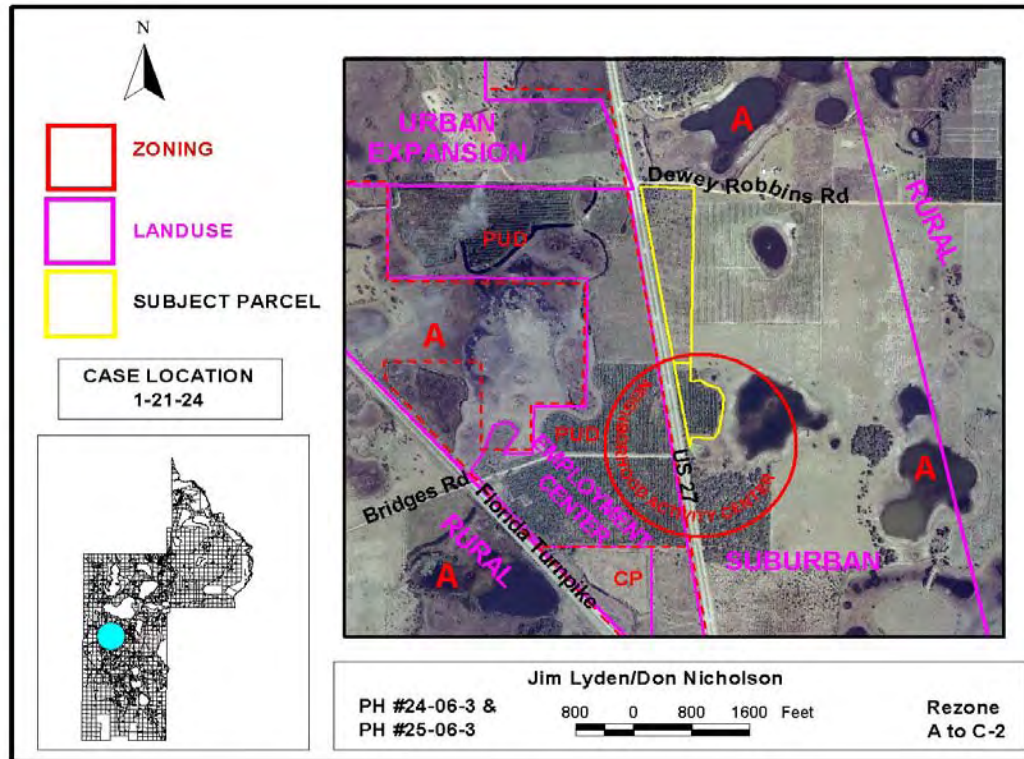
TRACKING NO.: #27-06-Z

CASE NO: PH#25-06-3

AGENDA NO: #12

OWNER: Jim Lyden & Don Nicholson

GENERAL LOCATION: Howey-in-the-Hills area: Property lying SE'ly of the intersection of US 27/SR 25 and Dewey Robbins Rd. (1-21-24)



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those use permitted in the C-2 zoning district.

SIZE OF PARCEL: 29.91 +/-acres

FUTURE LAND USE: Rural / Employment Center

ZONING BOARD RECOMMENDATION: Approval (4-2) to C-2